

003.0

Map

0001

Block

0019.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 938,500 /

USE VALUE: 938,500 /

ASSESSed: 938,500 /

Total Card /

Total Parcel

938,500

938,500

938,500

PROPERTY LOCATION

003.00010019.0

28-30CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: OPPEDISANO FRANK/TRUSTEE

Owner 2: MARIE OPPEDISANO TRUST

Owner 3:

Street 1: 4 MEYERS LN

Street 2:

Twn/City: BEDFORD

St/Prov: MACntryOwn Occ: N

Postal: 01730Type:

PREVIOUS OWNER

Owner 1: OPPEDISANO CARMEN-MARIE R -

Owner 2: -

Street 1: 321 OLD BILLERICA ROAD

Twn/City: BEDFORD

St/Prov: MACntry

Postal: 01730

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2556 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

CodeDescrip/NoAmountCom. Int

PROPERTY FACTORS

ItemCodeDescription%ItemCodeDescription

ZR2TWO FAMIL100water

oSewer

nElectri

Census:Exmpt

Flood Haz:

DTopo1Level

sStreet

tGas:

LAND SECTION (First 7 lines only)

Use CodeDescriptionLUC FactNo of UnitsDepth / PriceUnitsUnit TypeLand TypeLT FactorBase ValueUnit PriceAdjNeighNeigh InflNeigh ModInfl 1%Infl 2%Infl 3%Appraised ValueAlt Class%Spec LandJ CodeFactUse ValueNotes

104Two Family4688Sq. Ft.Site080.1.201448,510448,500

IN PROCESS APPRAISAL SUMMARY

Use CodeLand SizeBuilding ValueYard ItemsLand ValueTotal Value

1044688.000490,000448,500938,500

Total Card0.108490,000448,500938,500

Total Parcel0.108490,000448,500938,500

Source: Market Adj CostTotal Value per SQ unit /Card: 367.18/Parcel: 367.18

PREVIOUS ASSESSMENT

Parcel ID003.0-0001-0019.0

Tax YrUseCatBldg ValueYrd ItemsLand SizeLand ValueTotal ValueAsses'd ValueNotesDate

2022104FV490,00004,688.448,500938,500Year end12/23/2021

2021104FV467,30004,688.448,500915,800Year End Roll12/10/2020

2020104FV467,30004,688.448,500915,800915,800Year End Roll12/18/2019

2019104FV360,70004,688.476,500837,200837,200Year End Roll1/3/2019

2018104FV360,70004,688.347,600708,300708,300Year End Roll12/20/2017

2017104FV337,80004,688.302,700640,500640,500Year End Roll1/3/2017

2016104FV337,80004,688.257,900595,700595,700Year End1/4/2016

2015104FV300,20004,688.252,300552,500552,500Year End Roll12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

GrantorLegal RefTypeDateSale CodeSale PriceV Tst VerifNotes

OPPEDISANO CARM69509-2986/28/2017Convenience1NoNoNo

10397-14911/1/1963NoNoN

BUILDING PERMITS

Activity Information

DateNumberDescripAmountC/OLast VisitFed CodeF. DescripComment

10/14/2017MEAS&NOTICEHSHanne S

4/11/2009Meas/Inspect197PATRIOT

9/20/1999Meas/Inspect256PATRIOT

11/1/1991PMPeter M

Sign: VERIFICATION OF VISIT NOT DATA

Signature

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

